

UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

CIVIL MINUTES - TRIAL

Case No. 2:23-cv-02498-SB-JPR Date December 17, 2024  
Title: Emma Adams v. Aqua 388 Community Association et al

Present: The Honorable STANLEY BLUMENFELD, JR., United States District Judge  
Lynn Fahey Amy Diaz  
Deputy Clerk Court Reporter/Recorder

Attorneys Present for Plaintiff(s):

Russell Lasser Kornblith, Brent A Hannafan;  
Kevin H. Sharp

Attorneys Present for Defendants:

Stephen Edward Abraham, Melissa T. Daugherty,  
Roger Barry Frederickson, Brett Graham Hampton

Day Court Trial Second Day Jury Trial  
One day trial: Begun (1<sup>st</sup> day); ☒ Held & Continued; Completed by jury verdict/submitted to court.  
The Jury is impaneled and sworn.  
Opening statements made by  
☒ Witnesses called, sworn and testified. ☒ Exhibits Identified ☒ Exhibits admitted.  
Plaintiff(s) rest. Defendant(s) rest.  
Closing arguments made by plaintiff(s) defendant(s). Court instructs jury.  
Bailiff(s) sworn. Jury retires to deliberate. Jury resumes deliberations.  
Jury Verdict in favor of plaintiff(s) defendant(s) is read and filed.  
Jury polled. Polling waived.  
Filed Witness & Exhibit Lists Filed jury notes. Filed jury instructions.  
Judgment by Court for plaintiff(s) defendant(s).  
Findings, Conclusions of Law & Judgment to be prepared by plaintiff(s) defendant(s).  
Case submitted. Briefs to be filed by  
Motion to dismiss by is granted. denied. submitted.  
Motion for mistrial by is granted. denied. submitted.  
Motion for Judgment/Directed Verdict by is granted. denied. submitted.  
Settlement reached and placed on the record.  
Clerk reviewed admitted exhibits with counsel to be submitted to the Jury/Court for deliberation/findings.  
Counsel stipulate to the return of exhibits upon the conclusion of trial. Exhibit Release Form prepared and filed.  
Trial subpoenaed documents returned to subpoenaing party.  
☒ Case continued to December 18, 2024 at 8:30 a.m., for further trial.  
☒ Other: The deposition of Zahra Baratian is read into the record by Aloak Nadig and Rachel Zhang.

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Initials of Deputy Clerk LFA

cc: